

**THIS INSTRUMENT WAS PREPARED BY:**

Richard C. Shuleva, Attorney  
2450 Valleydale Road  
Birmingham, Alabama 35244

**SEND TAX NOTICE TO:**

Heather Parrish  
1034 Highway 72  
Pelham, Alabama 35124

**CORRECTIVE WARRANTY DEED**

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )        **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **Ten Dollars (\$10.00)** and other valuable consideration to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **Richard C. Shuleva, Personal Representative of the Estate of Johnny Eugene Brasher**, (herein referred to as grantor), grant, bargain, sell and convey unto, **Heather Renae Parrish and Juanita Rocksann Lawley**, (herein referred to as grantees, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the NE ¼ of the SE1/4, Section 18, TS 20S, R2W, Shelby County, Alabama and run thence Easterly along the South line of said quarter-quarter a distance of 659.68' to the point of beginning of the parcel being described; thence continue along last described course a distance of 430.16 feet to a point, thence turn an angle of 88 deg. 40'00" to the left and run Northerly a distance of 455.81' to a point; thence turn an angle of 91 deg. 20' 00" to the left and run Westerly a distance of 430.16' to a point; thence turn an angle of 88 deg. 40' 00" to the left and run Southerly a distance of 455.81' to the point of beginning, containing 4.5 acres. Property is served by a twenty foot wide easement described in separate description.


**Easement:**

A 20' wide access easement described as follows: Commence at the SW corner of the NE ¼ of the SE ¼ Sec. 18 TS 20S, R2W, Shelby County, Alabama and run thence Westerly a distance of 396.0' to a point; thence turn an angle of 91 deg. 46'50" to the right and run Northerly a distance of 209.03' to the point of beginning of the easement being described; thence continue along last described course a distance of 20.01' to a point; thence turn an angle of 88 deg. 13'10" to the right and run Easterly a distance of 1,057.47' to a point on the West Property line of Parcel No. 1; thence turn an angle of 91 deg. 20'00" to the right and run southerly a distance of 20.01' to a point; thence turn an angle of 88 deg.40'00" to the right and run Westerly a distance of 1,057.32' to the point of beginning and the end of easement.

**PLUS PARCEL "B"**

**PARCEL 'B'**

*Commence at the southwest corner of the northeast quarter of the southeast quarter of Section 18, Township 20 south, Range 2 west, Shelby County, Alabama and run thence N 88° 12' 12" E along the south line of said quarter-quarter section a distance of 295.24' to a set rebar corner ; Thence continue last described course 144.00' to a set rebar corner; Thence run N 88° 12' 53" E a distance of 67.50' to a set rebar corner and the point of beginning of the property, Parcel - 'B' being described; Thence run N 88° 12' 53" E a distance of 151.63' to a set rebar corner; Thence run N 00° 37' 18" W a distance of 255.58' to a set rebar corner; Thence run N 60° 11' 20" W a distance of 78.87' to a set rebar corner; Thence run S 15° 01' 07" W a distance of 310.07' to the point of beginning, containing 0.72 of an acre.*

  
20170426000142530 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
04/26/2017 08:30:29 AM FILED/CERT

LESS AND EXCEPT PARCEL "C"

PARCEL - 'C'

Commence at the southwest corner of the northeast quarter of the southeast quarter of Section 18, Township 20 south, Range 2 west, Shelby County, Alabama and run thence N 88° 12' 12" E along the south line of said quarter-quarter section a distance of 295.24' to a set rebar corner ; Thence continue last described corner; Thence run N 00° 37' 18" W a distance of 255.56' to a set rebar corner and the point of beginning of the property, Parcel 'C' being described; Thence run N 00° 41' 35" W a distance of 211.79' to a rebar corner; Thence run N 88° 53' 35" E a distance of 25.00' to a rebar corner; Thence run S 06° 02' 01" W a distance of 213.44' to the point of beginning, containing 0.06 of an acre.

This Corrective Warranty Deed is to correct Instrument No. 2017020600004510 1/3 by adding Parcel "B" and removing Parcel "C".

Subject to current taxes, easements, restrictions, mineral and mining rights and rights of way of record.

The legal description set out herein was furnished to preparer by the grantor herein without the benefit of survey or title search.

Annette Fisher, one of the grantees in that Joint Survivorship Warranty Deed dated February 26, 1990, and recorded in Book 280, Page 214 in the Probate Court of Shelby County, Alabama, predeceased the said Johnny Eugene Brasher, having died on March 3, 2009.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs and assigns forever.

And I do for myself and for my heirs, and administrators, covenant with the said grantees, their heirs, and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I shall and my heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

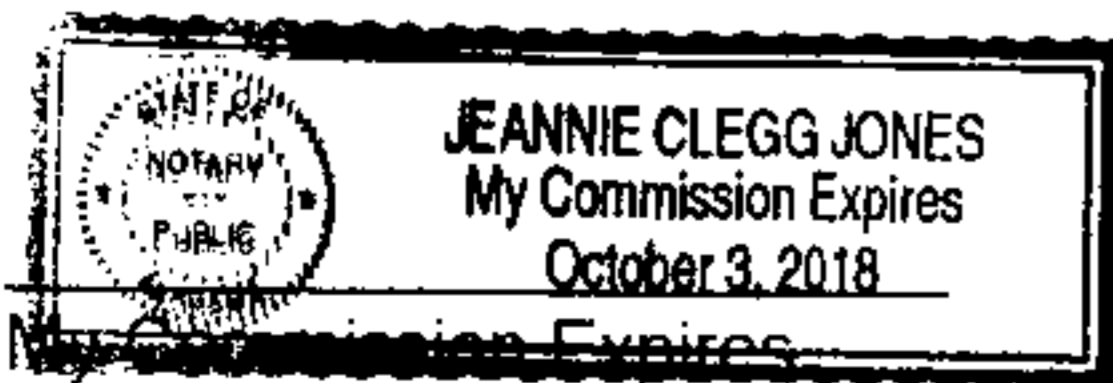
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26<sup>th</sup> day of April, 2017.

*[Handwritten Signature]*  
Richard C. Shuleva  
As Personal Representative of the  
Estate of Johnny Eugene Brasher

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Richard C. Shuleva**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of April, 2017.



*[Handwritten Signature]*  
Jeannie Clegg Jones  
Notary Public

